

**Town of Kinderhook
Planning Board Workshop
July 11, 2013**

Approved

Minutes

The workshop meeting of the Town of Kinderhook Planning Board was held on Thursday, July 11, 2013 beginning at 7:00pm at the Kinderhook Town Hall, 4 Church Street, Niverville, NY. The Meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Andrew Howard, Attorney
Patrick Prendergast, Engineer
Chris Simonsen
Peter Haemmerlein
Guy Rivenburgh
William Butcher
Jake Samascott
Dale Berlin
Nataly Dee, Secretary

Excused:

Daniel Weiller
Cheryl Gilbert

Absent:

None

B. Correspondence

1. Review of Minutes:

May 9, 2013: Workshop
May 16, 2013: Meeting
June 13, 2013: Workshop
June 20, 2013: Meeting

Minutes are pending approval at the next regular meeting following further review.

C. Public Hearing(s)

None

D. Old Business

1. Laguesse – Site Plan Review – 3340 US Route 9

Mr. Laguesse addressed the board and provided plans of the property and the parking area. Mr. Laguesse stated that he is not changing anything. There is an existing sign which will be updated with one of a similar fashion. The interior is being remodeled. He was asked about the nature of the business. Mr. Laguesse replied that they are clearing things out and that the things currently for sale are part of that process. The business will be called Vintage Treasures.

The issue of the shared parking lot was discussed. There is one space per 100sq feet as required for a total of 19 spaces. The lot is illuminated. The applicant was asked to provide additional information about the shared parking. If there is a written agreement, a deed, covenant, etc. it should be provided. The adjacent lot is owned by the applicant's mother. The dumpster location needs to be updated on the plans. It was also requested that set-backs be shown.

A public hearing will be required for approval.

2. Henry Kazer: Major Subdivision on County Route 28 and Orinsekwa Road

Mr. VanAlstyne addressed the Board and provided an update on the proposal. The applicant would like to proceed with the first phase of the project to dividing the lots in the front of the property. The remainder of the land in the rear would remain unchanged for now without any restrictions. The front parcel will have the bulk of the acreage will in density have enough acreage for all the lots that will be developed. The entire project will create nine lots. Eight lots created on the road frontage and one in the rear. There are some existing homes already. The Department of Health will be consulted. The wells are in the front of the houses;

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septics in the rear. Wetlands will be flagged. The matter of how to proceed was discussed. It was felt that making two lots to start and then subdividing the front lot would make the most sense. The front lot could also conform to Conservation Subdivision. The Public Hearings could be held concurrently.

3. Club Life: Sports Zone: US Route 9

Mr. VanAlstyne addressed the Board. Revised plans were distributed and reviewed. A cut sheet for lighting was provided. A discussion ensued regarding the ingress and egress which touched upon the benefits and drawbacks of landscaping required and lighting of the intersection. The status of the septic was discussed. SPEDES permit would be good to have on file if it exists. A letter from the Department of Transportation approving the entrance was requested. The application needs to be referred to County Planning for review.

4. Russell Beck: Change of Use. Old Toyota of Kinderhook on Route 9H

No one was in attendance to represent the project.

E. New Business

1. Mr. VanAlstyne addressed the Board. Mr. Haemmerlein recused himself. Mr. VanAlstyne described the project which involves a lot line adjustment and subdivision. The owners of record of the properties in question are Heammerlein and Cary. A .8 acre slice of land would be joined through a lot line adjustment to a parcel which would put the property over 10 acres. Then the lot would be subdivided.

2. Former Kinderhook Bank on Route 9:

No one was in attendance to represent the project.

F. ZBA Opinions

G. Liaisons

1. Village Planning Boards: Liaison was excused.

2. Town Board: A review of the dispute between the Rod and Gun Club and Bell's Lane neighbors was presented by Mr. Haemmerlain. The concerns may be valid, but no verifiable proof was provided. The Town Board opted not to get directly involved without proof of allegations from the residents.

There was also a presentation from the Center for Economic Growth, NYSERDA.

3. Comprehensive Plan Review Committee: Under review with the County.

4. NYSEG Project: Nothing new to report.

H. Other

1. Public Comment

None

Motion to adjourn by Mr. Samascott. Motion seconded by Mr. Berlin. All in favor. Motion carried; meeting adjourned at 8:30pm.

Respectfully Submitted,

Nataly Dee, Secretary